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Recording Requested By
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City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

MAY 15 1995

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ _____

No Fee per code 6103

FOR RECORDER'S OFFICE USE ONLY

Project: CU-028-945
Indiana & La Sierra Avenues
A.P.N. 138-030-009 & 023

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **RIVERSIDE COMMUNITY COLLEGE DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on January 5, 1995, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

80-258085

C

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PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: May 5, 1995

By J. Craig Aaron
CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On May 5, 1995, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

C28945.PMW

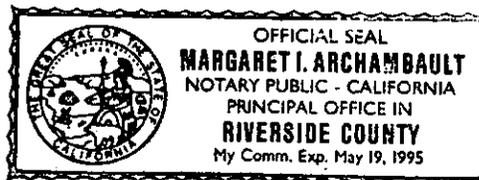


EXHIBIT "A"

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 13 AND 14, IN BLOCK 39, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SITUATED IN SECTION 24, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 14 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, PER RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN RECORD OF SURVEY BOOK 82, PAGES 7 THROUGH 9, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA;

THENCE SOUTH $67^{\circ}32'11''$ WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 181.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH $22^{\circ}27'49''$ EAST, A DISTANCE OF 175.75 FEET TO A POINT ON A LINE 175.75 FEET SOUTHERLY OF, AND PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD;

THENCE SOUTH $67^{\circ}32'11''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 794.91 FEET;

THENCE NORTH $22^{\circ}27'49''$ WEST, A DISTANCE OF 175.75 FEET TO A POINT ON SAID SOUTHERLY RAILROAD RIGHT-OF-WAY;

THENCE NORTH $67^{\circ}32'11''$ EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 794.91 FEET TO THE TRUE POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL "A" CONTAINS 3.21 ACRES, MORE OR LESS.

TOGETHER WITH PRIVATE EASEMENTS AND RIGHTS OF WAY FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BEING A PORTION OF SAID LOTS 13 AND 14, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LA SIERRA AVENUE AND INDIANA AVENUE, PER SAID RECORD OF SURVEY;

THENCE NORTH $55^{\circ}58'56''$ EAST, ALONG SAID CENTERLINE OF INDIANA AVENUE A DISTANCE OF 660.29 FEET;

THENCE NORTH 34°01'04" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INDIANA AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE NORTH 34°01'04" WEST A DISTANCE OF 395.54 FEET TO A POINT ON A LINE 28.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTHERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "A" ;

THENCE SOUTH 67°32'11" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 327.49 FEET;

THENCE NORTH 22°27'49" WEST ALONG A LINE 28.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 203.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA, AND SANTA FE RAILROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 67°32'11" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 28.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A";

THENCE SOUTH 22°27'49" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 175.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "A";

THENCE NORTH 67°32'11" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 344.80 FEET;

THENCE SOUTH 34°01'04" EAST A DISTANCE OF 413.90 FEET TO A POINT ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INDIANA AVENUE;

THENCE SOUTH 55°58'56" WEST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

THE HEREIN DESCRIBED PRIVATE EASEMENTS CONTAIN 34961 SQUARE FEET (0.803 ACRE) MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS, EASEMENTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PARCEL "B"

LOT 12, TOGETHER WITH LOTS 13 AND 14 IN BLOCK 39 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SITUATED IN SECTION 24, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF THE MAP OF VALLEY VIEW FARMS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 58, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, ALL LYING SOUTHERLY OF

THE SOUTHEASTERLY LINE OF RIGHT OF WAY OF THE ATCHISON, TOPEKA, AND SANTA FE RAILROAD COMPANY, PER RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN RECORD OF SURVEY BOOK 82, PAGES 7 THROUGH 9, INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY, AND LYING NORTHERLY OF THE NORTHERLY LINE OF INDIANA AVENUE AS SHOWN ON SAID LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY MAP;

TOGETHER WITH THAT PORTION OF INDIANA AVENUE DESCRIBED AS PARCEL 1, VACATED BY RESOLUTION NO. 18628, RECORDED JANUARY 13, 1995, AS INSTRUMENT NO. 11406, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 12 AND 14 AS GRANTED TO THE STATE OF CALIFORNIA BY DEED FILED FOR RECORD OCTOBER 15, 1958, AS INSTRUMENT NO. 73939, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN DEED RECORDED OCTOBER 30, 1987, AS INSTRUMENT NO. 314036 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

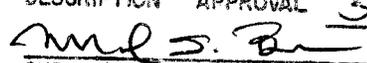
ALSO EXCEPTING THEREFROM THAT PORTION OF INDIANA AVENUE AS SHOWN ON SAID MAP OF VALLEY VIEW FARMS, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID PARCEL 1 DESCRIBED IN SAID RESOLUTION NO. 18628;

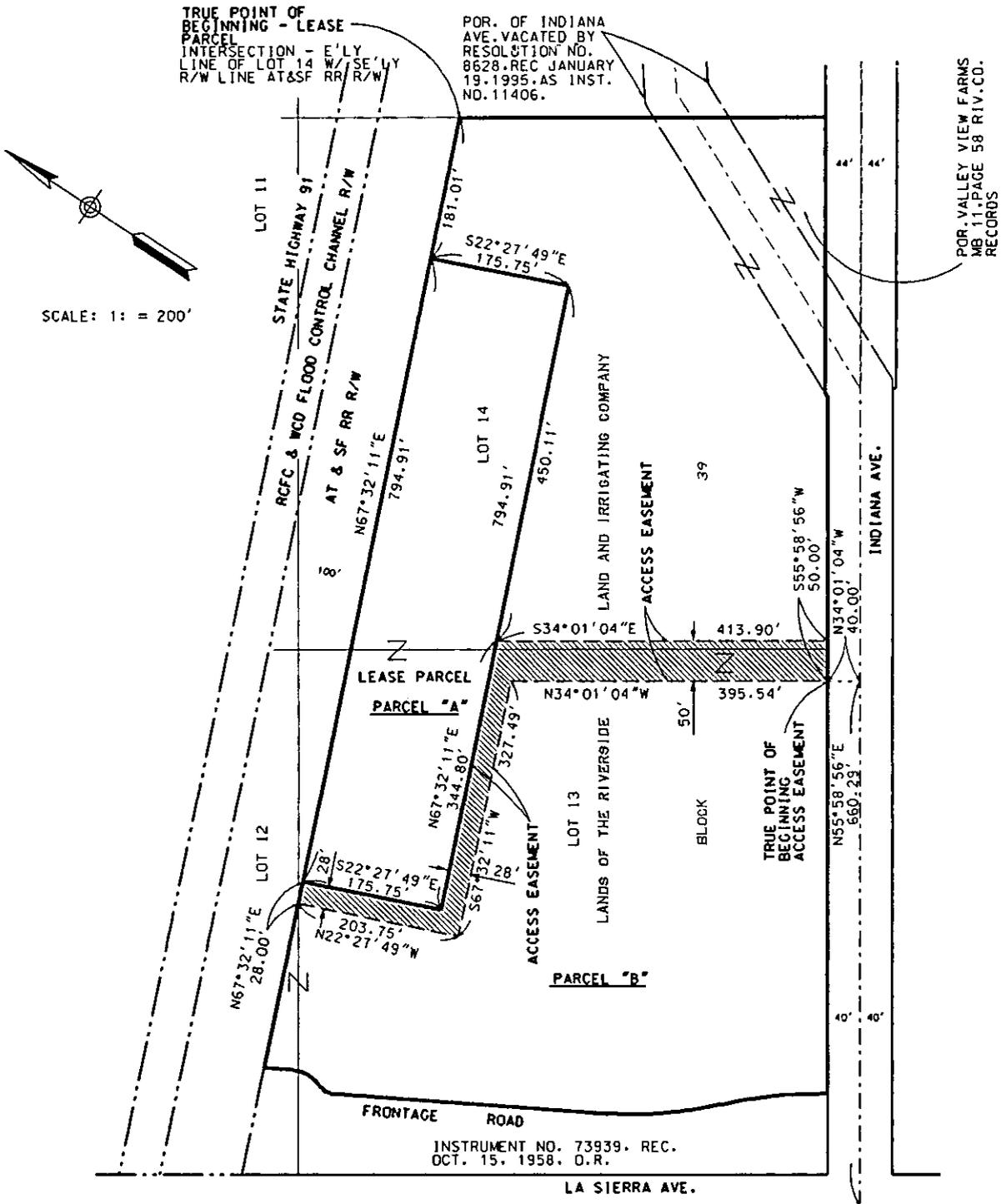
ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL "A".

SUBJECT TO RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS, EASEMENTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. LEGAL DESCRIPTIONS WERE PREPARED BY THE FIRM OF DMJM AND UNDER THE DIRECTION OF THE UNDERSIGNED REGISTERED CIVIL ENGINEER.


TERRANCE A. LANE
R.C.E. 24838
LICENSE EXPIRES 12-31-97



DESCRIPTION APPROVAL 5/5/95
 by kgp
SURVEYOR, CITY OF RIVERSIDE



DMJM DANIEL MANN, JOHNSON, & MENDENHALL
 275 WEST HOSPITALITY LANE, SUITE 314
 SAN BERNARDINO CA 92408
 (909) 889-3466

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET ___ OF ___

SCALE: 1" = 200'

DRAWN BY: SLM DATE: 3-31-95

SUBJECT _____